

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

JUNE 20, 2012

APPEAL #19313 - Donna Marcus/David J. Massa, A.I.A., variances 70-30(C) and 70-208.F to construct a roofed-over front porch on a non-conforming dwelling within a required front yard setback; N/side 7 North Ct., 364.11' W/of South Ct., Port Washington, Sec. 5, Blk. C, Lot 55, R-A District.

APPEAL #19314 - Jean Anne Zaremba/Jeanne Zaremba, variance 70-100.2.A(4) to maintain fencing exceeding the permitted height; E/side 29 North Bayles Ave., 750' N/of Main St., Port Washington, Sec. 5, Blk. 24, Lot 31, R-C District.

APPEAL #19315 - Jean Anne Zaremba/Jeanne Zaremba, variance 70-100.2.A(4) to maintain fencing exceeding the permitted height; E/side 31 North Bayles Ave., 800' N/of Main St., Port Washington, Sec. 5, Blk. 24, Lot 33, R-C District.

APPEAL #19316 - Michael & Jennifer Kerrane/James Martino, R.A., variances 70-19.C and 70-29.C(1) to maintain alterations exceeding the gross floor area; N/W/cor. 33 Secor Dr. & Shore Rd., Port Washington, Sec. 5, Blk. 78, Lot 101, R-A District.

APPEAL #19317 - Mark & Patricia Lampl, variances 70-100.2.A and 70-100.2.A(2) to erect fencing exceeding the permitted height and within a required front yard setback; S/W/cor. 4 St. John Pl. & Orchard Farm Rd., Port Washington, Sec. 6, Blk. 22, Lot 19, R-C District.

APPEAL #19306 – i.Park Lake Success LLC, variance 70-179.A to install air conditioning machinery above ground level and a utility structure exceeding the allowable height; S/E/cor. 1111 Marcus Ave. & Lakeville Rd., New Hyde Park, Sec. 8, Blk. B-18, Lot 300, I-A District.

APPEAL #19318 - Jeanette Pereira, variance 70-49.C to construct a rear addition exceeding the permitted gross floor area; W/side 173 Celler Ave., 180' S/of Soma St., New Hyde Park, Sec. 8, Blk. 104, Lots 254 & 255, R-C District.

APPEAL #19319 - Kumar Singh, variance 70-100.2.A(2) to maintain fencing and install new fencing within a required front yard setback, S/W/cor. 2 Taft Pl. and I.U. Willets Rd., Albertson, Sec. 9, Blk. 65-1, Lot 1241, R-C District.

APPEAL #19320 - William Mikulski, variance 70-100.1.B to maintain a detached garage and covered patio within a required rear yard setback; S/side 24 Seventh St., 100' W/of Central Ave., Garden City Park, Sec. 9, Blk. 232, Lots 168-169, R-C District.

APPEAL #19321 - Steven Baldasano/Todd O'Connell, R.A., variances 70-20.C, 70-21.A, and 70-22.3.B to reconstruct portions of an existing residence within the required front and side yard setback, and construct additions within the required side yard setbacks and sky exposure plane; S/side 14 Barnyard Ln., 247.04' E/of Roslyn Rd., Roslyn Heights, Sec. 9, Blk. 545, Lot 3, R-AA District.

APPEAL #19305 - Gustavo Melamedoff, variance 70-100.2.D to maintain a stationary fireplace (barbecue) exceeding the permitted height within a required side yard setback; E/side 70 Shrub Hollow Rd., 91.19' N./of Peppermill Rd., Roslyn, Sec. 9, Blk. 624, Lot 21, R-A District.

APPEAL #19322 - Plymouth Realty, Co. LLC, request for determination, or in the alternative, variance 70-196.J.1(b) to erect a directory wall sign exceeding the permitted area and vertical height; W/side 495 Great Neck Rd., 107' S/of East Mill Dr., Great Neck, Sec.2, Blk. 51, Lot 209, B-A District.

APPEAL #19323 - BLR Realty Holding Group, LLC/JWIN Electronics Corp., variances 70-103.A, 70-103.B, 70-161 and 70-163 to convert storage space to office space within a warehouse building with insufficient off-street parking, parking stall size, side and rear yard landscaped buffer areas, and parking within required front, side, and rear yard setbacks; S/W/cor. 2 Harbor Park Dr. & Roslyn West Shore Rd., Port Washington, Sec. 6, Blk. 58, Lot 98, PIP District.

APPEAL #19325 - Nassau County Industrial Development Agency/Blue Cassel Commercial Realty, LLC, conditional use 70-126 and variance 70-103.A to convert three tenant spaces originally approved for retail use (Appeal No. 17559) to two restaurants and one office suite with insufficient parking; N/E/cor. 701 Prospect Ave. and Brush Hollow Rd., New Cassel, Sec. 11, Blk. 100, Lot 122, B-A /New Cassel Urban Renewal Overlay District.

ADJOURNED CASE

APPEAL #18999 – Wheatley Hills Golf Club, Inc., request for a determination under 70-225.A of the code to review the outstanding permit fees due as indicated on the notice of omission issued by the Building Official; N/side 147 Hillside Ave., East Williston, Sec. 9, Blk. 546, Lots 13A & B, R-AA District (Town) and R-AA (Village of East Williston). (3-7-12)

CONTINUED CASE

APPEAL #19211 – Allaur Realty, LLC, variances 70-103.A, B & P, 70-128.1.A, 70-131, 70-132, 70-134, 70-203.G and 70-208.F to expand a non-conforming medical office building exceeding the permitted lot coverage and with insufficient parking; and to construct a parking structure within required front and rear yard setbacks and not in compliance with landscaping provisions; S/E corner 488 Great Neck Rd. & Clair St.; Sec. 2, Blk. 50, Lots 1-5, 6, 7, 263,272, B-A District. (12-14-11)

NEW CASE

APPEAL #19211.A – Melodi & Shahzad Pirzada/Allaur Realty, LLC, variances 70-103, 70-103.O, 70-125, 70-202.1, to construct parking with insufficient parking stall size on a vacant lot in a business zone – not a permitted use; W/side 65 Water Mill Ln., 525.55' N/of Great Neck Rd., Great Neck, Sec. 2, Blk. 42, Lot 297, B-A District.